



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Reeve and Members of North Huron Council
Sharon Chambers, CAO
From: Laura Young, Planner
Date: 8 February 2016
Re: **Zoning By-law Amendment, Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street)**
Owner: Ronald Ferguson and Diane Ruth
Applicant/Agent: Brent Pryce

RECOMMENDATION

It is recommended that the application for re-zoning be **approved**.

PURPOSE and DESCRIPTION

This proposed Zoning By-law Amendment affects Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Residential Low Density Zone (R1)'.

The subject lands require a zone change to permit a proposed triplex dwelling structure.

COMMENTS

The subject property is designated Residential in the North Huron Official Plan and the application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

This application is supportive of the primary settlement area goals of creating infill lots and intensification and is supported by the Official Plan policies in Section 6.4.3.1.5, the Primary Settlement Areas Residential Policies:

1. New residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.
2. Infilling and residential intensification will occur primarily in established residential neighbourhoods.
7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities are available.

The existing subject property is vacant. The submitted concept drawing was circulated to staff and no concerns regarding access or storm water management were identified. The subject property is located beside a commercial property to the west and residential properties to the north and east.

OTHERS CONSULTED

No comments had been received at the time of writing this report. I will be in attendance at the February 16th public meeting to answer any questions from Council or the public.

Sincerely,

Original Signed By

Laura Young, Planner

PHOTOS OF THE SUBJECT PROPERTY



1. Standing on Dinsley St, viewing subject property



2. Standing on Dinsley St, viewing the west end of the property